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MAY 08 2006

ENVIRONMENTAL PROTECTION

May 5, 2006

Ms. Lisa Johnson, C.E.M., C.H.M.M.
Brownfields Program
Bureau of Corrective Actions
Division of Environmental Protection
901 S. Stewart St., Suite 4001
Carson City, NV 89701

Re: Brownfields Funding Application

Project Title: Northeast Corner of Second St. & Stevenson St., Reno, NV 89501

Dear Ms. Johnson:

Enclosed please find a Brownfields Funding Application for property located at the northeast corner of 2nd Street & Stevenson Street, in Reno, Nevada. This site is strategically located near the Reno Transportation Rail Access Corridor (ReTRAC) project and the Nelson Building (owned by the University of Nevada, Reno).

The City plans to assemble land for a larger, mixed-use retail, commercial, entertainment and/or parking development.

Thank you for your assistance. If you have any questions concerning this application, please contact me at (775) 334-2594.

Sincerely yours,


Boris Sztorch
Economic Development Manager

Enclosure

cc: Peter Gillon, Redevelopment Administrator

This is a detailed street map of Reno, Nevada. The Truckee River flows through the city, with several bridges crossing it. Major highways are shown in red and blue, including Highway 80 (Interstate 80) and Highway 395. Numerous streets are labeled, including Kings Row, Melba Dr, Whittaker Dr, University Ter, W 9th St, E 8th St, E 7th St, E 6th St, E 5th St, E 4th St, E 3rd St, E 2nd St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, N Virginia St, N Center St, N Lake St, N Sierra St, N Arlington Ave, West St, Nevada St, Commercial Row, Kuenzli St, S Wells Ave, S Park St, High St, Willow St, Whittaker Ave, Stewart St, S Moren St, Roberts St, Thomas St, Cheney St, E Taylor St, Crampton St, Malone Ln, E Liberty St, E 2nd St, E 1st St, E 3rd St, E 4th St, E 5th St, E 6th St, E 7th St, E 8th St, E 9th St, E 10th St, E 11th St, E 12th St, E 13th St, E 14th St, E 15th St, E 16th St, E 17th St, E 18th St, E 19th St, E 20th St, E 21st St, E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 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Northeast Corner of 2nd St. & Stevenson St., Reno, NV

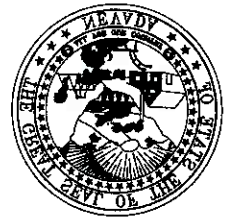




State of Nevada

Division of Environmental Protection

Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

When completed, mail the application and attached information to
Nevada Division of Environmental Protection, Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

A. Applicant Information

- 1) Project Title: Northeast Corner of Second Street & Stevenson Street, Reno, NV 89501
- 2) Are you seeking assistance with assessment or cleanup work for your project?
Assessment: ☒ Cleanup: ☐
- 3) Does your project involve potential petroleum contamination or hazardous substances?
Petroleum Contamination: ☒ Hazardous Substances: ☒
- 4) Agency Applying for Brownfields Funding: City of Reno Redevelopment Agency
- 5) Project Contact Name and Title: Boris Sztorch, Economic Development Manager
- 6) Project Contact's Address: 1 East First St., Suite 700, Reno, NV 89501
- 7) Project Contact's Phone: (775) 334-2594

B. Site Information (for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: Northeast Corner of West Second Street & Stevenson Street
- 9) Site Street Address: No Site Address
- 10) Current Zoning: CB (Central Business) 11) Site Acreage: .8966
- 12) Assessor's Parcel Number: 011-026-03
- 13) Latitude: (If readily available) _____ Longitude: _____
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

B. Site Information (con't)

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

The property is owned by the City of Reno and has served as a public parking lot for many years.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The site is an asphalt-covered, public parking lot. This site is strategic because of its close proximity to the Nelson Building (owned by the University of Nevada, Reno) and the Reno Transportation Rail Access (ReTRAC) Corridor, which is approximately 100 feet north of the subject property. The City expects to acquire approximately 120 acres, (75 individual tracts of land), of former Union Pacific Railroad right-of-way property (ReTRAC project) by late summer 2006.

Future plans for this site include assembling a larger site and working with a developer to build a large mixed-use, high-density, residential development.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

Asphalt parking lot.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

None

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

C. Project Information (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

Plans are to work with a developer to develop the site as a large residential or mixed-use retail development. The parcel is critical to the revitalization efforts currently underway in Downtown Reno.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

The City of Reno Master Plan designates the subject property as Tourist Commercial. This designation is appropriate for hotel/casinos, destination resorts, major recreation facilities, cultural facilities and tourist shopping, services and activities, housing at 21 or more dwelling units per acre or housing at less than 21 dwellings per acre as part of a mixed use development. It may be appropriate for a major recreation facility based on compatibility with surrounding uses.

The subject property is also located within the Downtown Area Overlay District. The purpose of the Downtown Overlay District is to promote the distinctly urban character of Downtown Reno and its important role as the primary regional center in the metropolitan area, and to support the region's and city's adopted land use goals for the Downtown Area Overlay District.

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

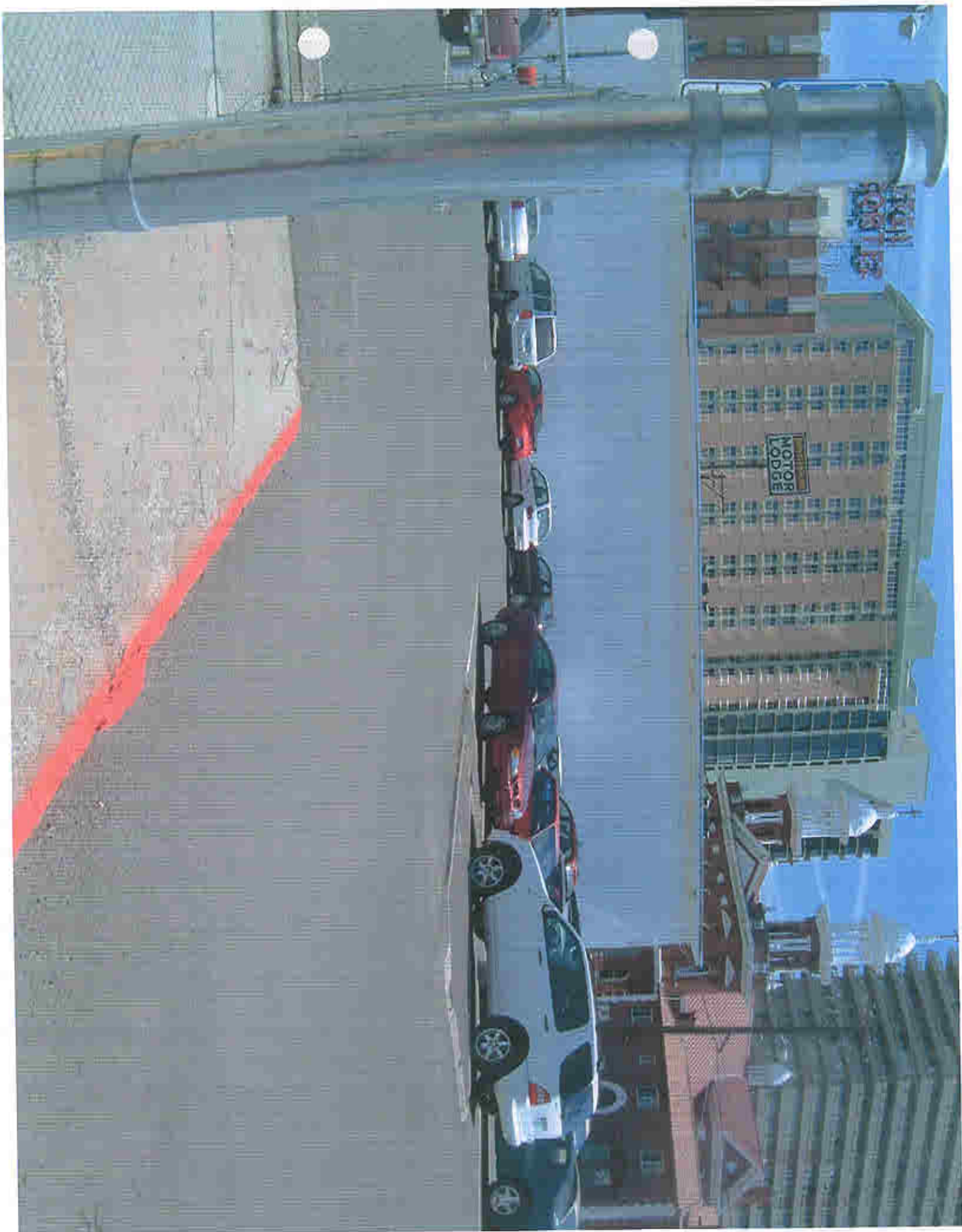
The community will become involved with this area once this property is incorporated into a large development. When appropriate, the Agency will work with a developer to sponsor charettes and/or a focus group to solicit community involvement.

D. Applicant's Signature (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

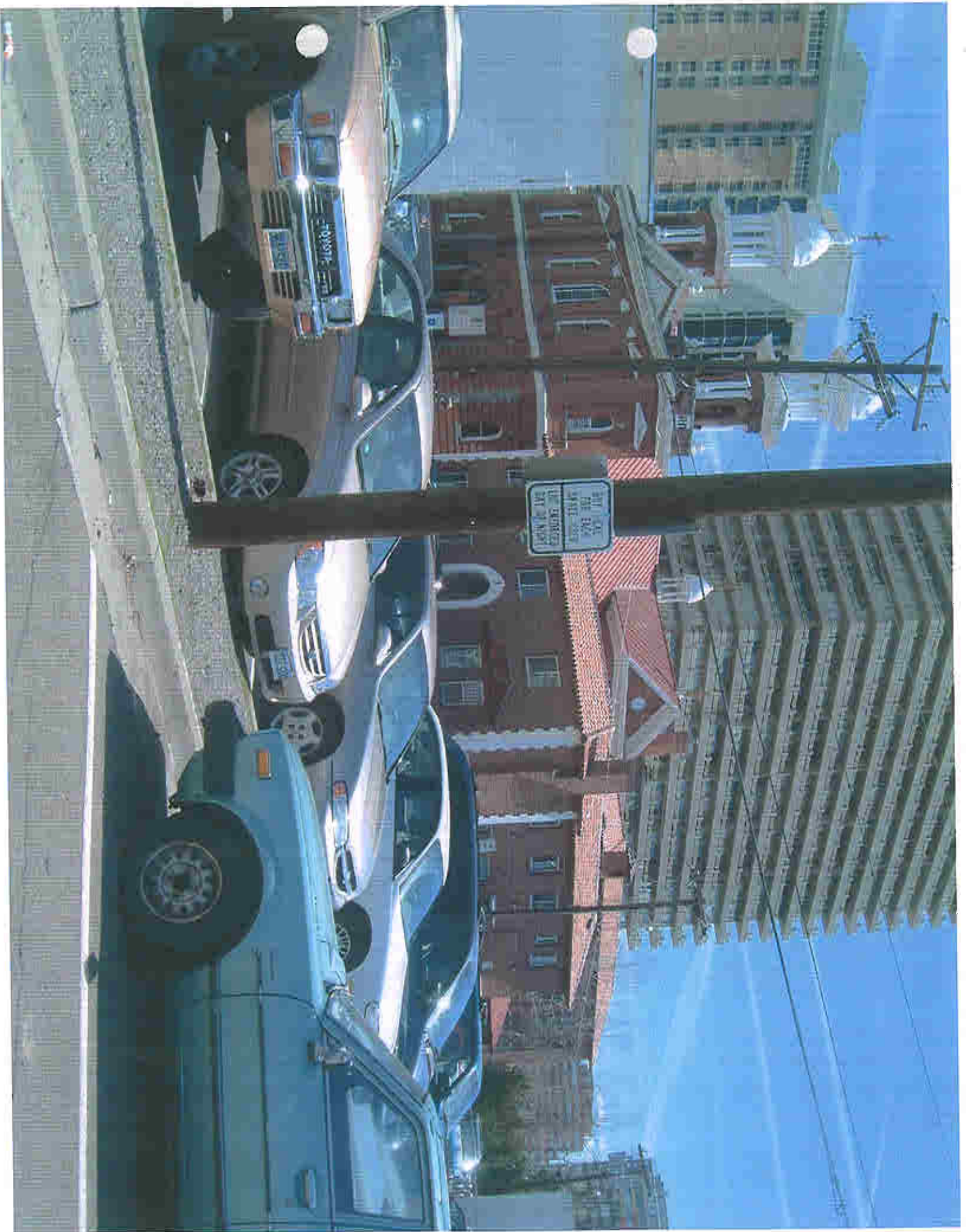
Signature: Pete Gillon Date: 5-5-06
Name: Peter Gillon Title: Redevelopment Administrator

E. List of Attachments (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

1. Site Area Map
2. Area Map
3. Photographs of site

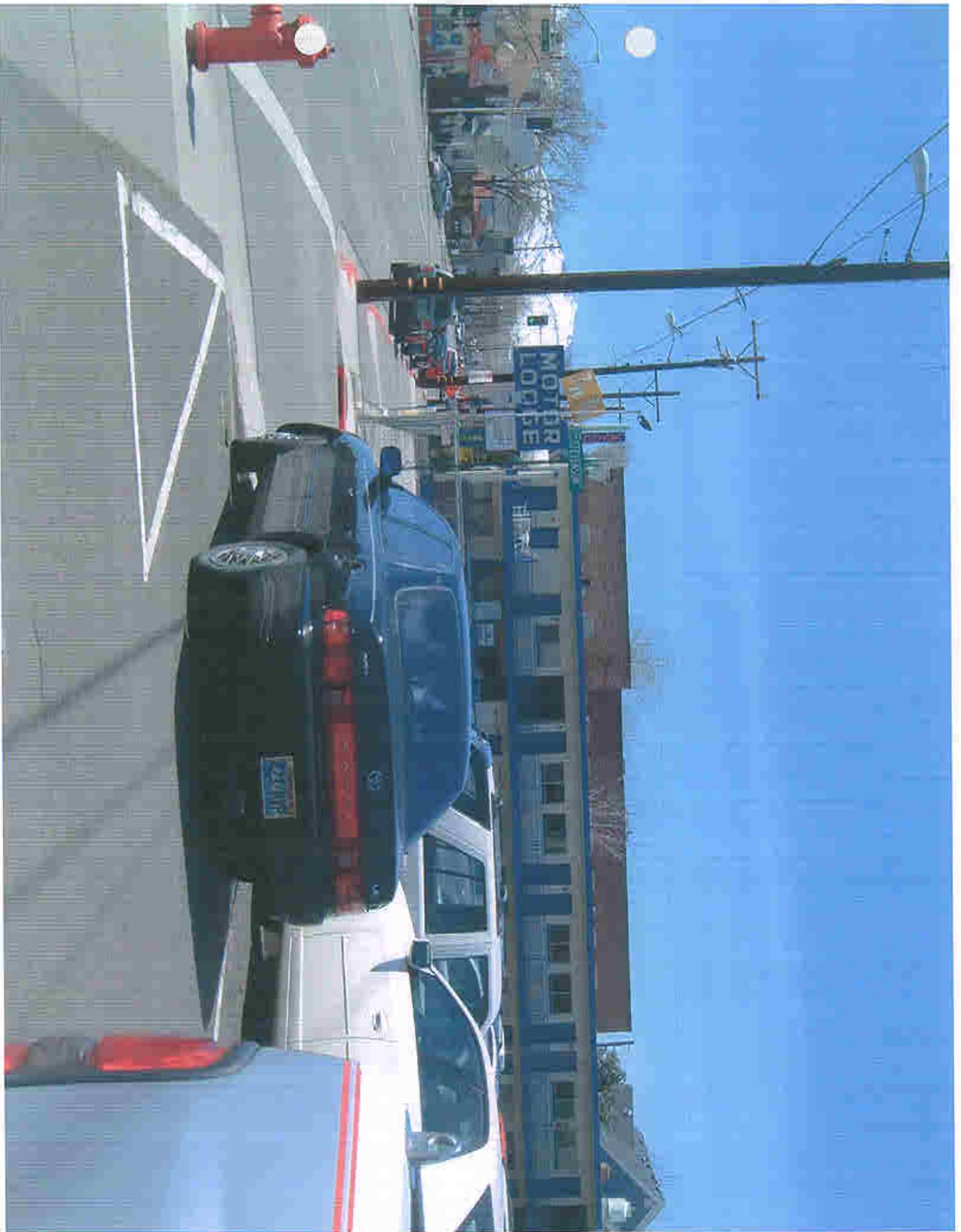
















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